

PLOT 1 (BUNGALOW)

SIDINGS YARD, KIBWORTH BEAUCHAMP, LEICESTERSHIRE



An exclusive development of just four bungalows within the first net zero development in Harborough!

These last two remaining exclusive new-build detached bungalows in Kibworth Beauchamp feature open-plan living, eco-friendly design (no gas) with solar panels and EV charging, two double bedrooms, private gardens, gated access and parking. High-spec finish with 10-year Protek warranty, all in a prime village location with excellent amenities and transport links.

Location

Tucked just off the heart of the sought-after village of Kibworth Beauchamp, these homes offer the perfect balance of vibrant village living and easy access to South Leicestershire's countryside. The village is brimming with charm, including boutiques, shops, a delicatessen, butcher's, GP surgeries, popular pubs and restaurants, as well as playgrounds, open spaces, tennis courts, a MUGA, and a variety of sports clubs. Just two miles away, Wistow Rural Centre provides a café, farm shop, plant centre, craft outlets, art gallery, and seasonal maize maze. The nearby market town of Market Harborough offers high street and independent shopping, a theatre, leisure facilities, supermarkets, and a wide range of restaurants and wine bars.

Commuters benefit from excellent connections, with fast train services to London St Pancras from just 55 minutes, easy access to Leicester, Market Harborough, the M1, M6, and East Midlands Airport. Families are well served with highly regarded schools nearby, including Outstanding-rated Kibworth Primary and Kibworth High, as well as private options such as Stoneygate Preparatory, Leicester Grammar, and Leicester High.

The Bungalows

Sidings Yard offers an exclusive range of beautifully designed bungalows, perfectly suited for those seeking a blend of modern convenience and serene living. These thoughtfully planned homes are ideal for downsizers, retirees, or anyone looking to enjoy single-level living in a well-appointed and peaceful setting. T

The bungalows are each designed with a focus on spaciousness and practicality. The open-plan layouts seamlessly integrate the kitchen, dining, and living areas, creating bright and airy interiors that are both functional and inviting. With two generously sized bedrooms, including a master bedroom with an en-suite, these bungalows are crafted to deliver comfort and ease of living. Externally, the bungalows are equally impressive. Each one complemented by its own private outdoor space, perfect for relaxing or entertaining. Allocated parking spaces with electric vehicle (EV) charging points ensure modern convenience for residents.

Sustainability is a key feature, with solar photovoltaic panels installed on every unit, helping to reduce energy costs and environmental impact. The design of Sidings Yard bungalows combines traditional charm with contemporary style. High-quality materials and finishes have been used throughout, creating homes that are not only visually appealing but also built to last. Triple-glazed windows provide excellent insulation, while underfloor heating in the bathrooms adds an extra touch of luxury. These homes represent a lifestyle choice, offering the perfect combination of comfort, sustainability, and elegance. Whether you're looking for a quiet retreat or a low-maintenance home that supports modern living, these properties provide an exceptional opportunity to enjoy a relaxed and refined way of life.

Tenure: Freehold.

Service charge : £646 per annum.

Local Authority: Harborough District Council, **Tax Band:** Not yet rated

Conservation Area: Kibworth Beauchamp

Services: Offered to the market with electric central heating, underfloor heating to bathrooms & mains water.

Meters: Electric smart meter & Water meter

Broadband delivered to the property: FTTP, speed unknown

Construction: Modern method of construction

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None

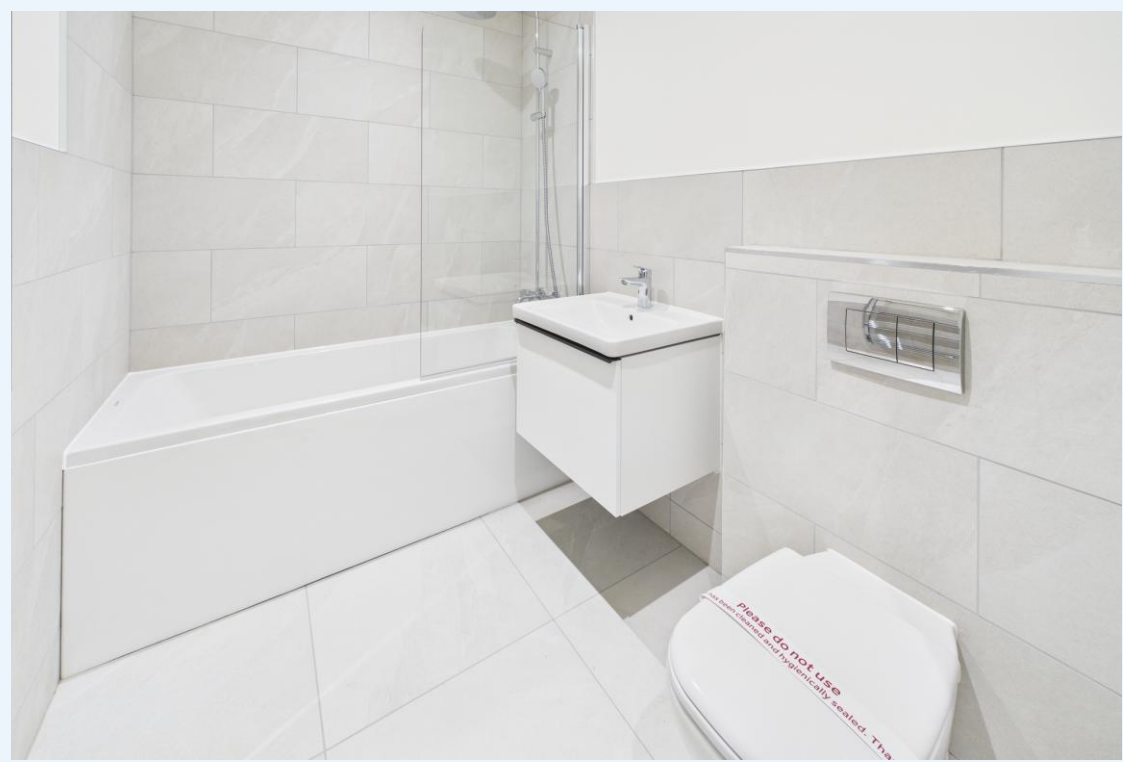
Accessibility: No specific accessibility modifications, although there is a wet room.

Planning issues: None which our clients are aware of









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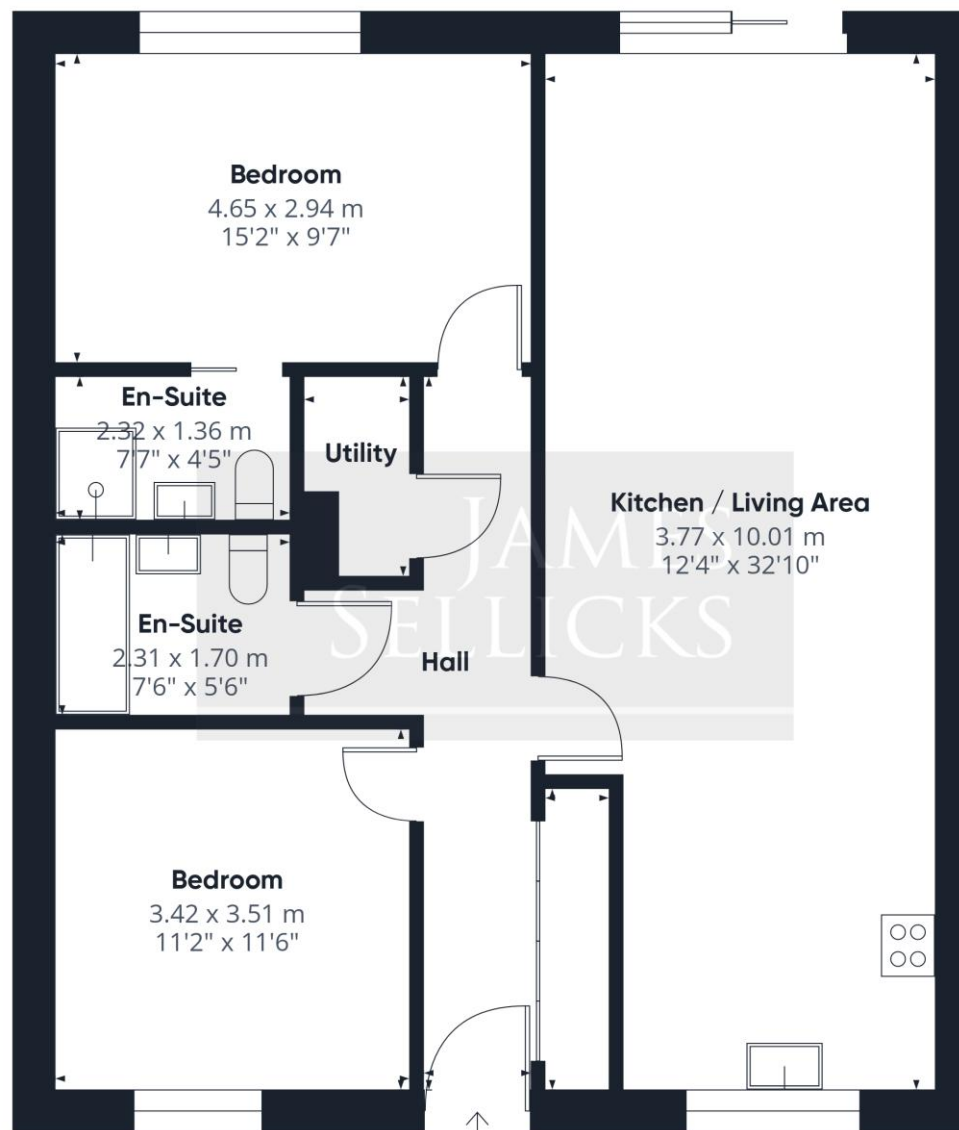
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

Approximate total areaⁿ

84.3 m²
907 ft²